

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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www.knoxmpc.org

File Number: 6-E-07-RZ **Related File Number:**
Application Filed: 5/1/2007 **Date of Revision:**
Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location: North side Asheville Hwy., northwest of S. Ruggles Ferry Pike
Other Parcel Info.:
Tax ID Number: 72 A B 006 **Jurisdiction:** City
Size of Tract: 0.8 acres
Accessibility: Access is via Asheville Hwy., a four lane, median divided, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Commercial including outdoor sales **Density:**
Sector Plan: East County **Sector Plan Designation:** PDA
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This developed business site is part of the commercial/ residential area that extends along both sides of this section of Asheville Hwy. within C-3, C-4, CA, CB, R-1 and R-2 zones.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 6517 Asheville Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: Property was zoned C-3 following annexation into the City of Knoxville in 2003. (10-Y-03-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C-4 (Highway and Arterial Commercial) zone

Staff Recomm. (Full):

C-4 zoning is consistent with surrounding zoning and development and will permit the owner to lease the site to an auto sales business.

Comments:

This site was annexed with surrounding property that had been zoned CA and RA in the county. At that time all the commercial property was zoned C-3, although the subject property use at the time of annexation would have been more appropriate for C-4 zoning.

MPC Action:

Approved

MPC Meeting Date: 6/14/2007

Details of MPC action:

Summary of MPC action:

C-4 (Highway and Arterial Commercial)

Date of MPC Approval:

6/14/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

7/17/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: